

Maynard, MA Area Market Review

2014 - 2018 As of June 18, 2018

Prepared by Marilyn Messenger on Monday, June 18, 2018

Single Family

Listing Inventory on June 18	2014	2015	2016	2017	2018
Listing Units	24	26	19	17	9
Median Days on Market	32	32	27	17	11
Median List Price	\$329,450.00	\$362,400.00	\$349,800.00	\$419,900.00	\$359,900.00
Median List \$ / SqFt	\$203.99	\$208.71	\$241.52	\$226.54	\$251.81
Approximate Absorption Rate	44.44%	36.54%	57.46%	55.88%	117.59%
Approximate Months Supply of Inventory	2.25	2.74	1.74	1.79	0.85
Listed (Year to Date)	2014	2015	2016	2017	2018
Listing Units (Taken)	82	78	82	70	59
Median Original List Price	\$337,000.00	\$349,450.00	\$359,900.00	\$382,400.00	\$399,900.00
Median Original List \$ / SqFt	\$203.13	\$209.60	\$212.63	\$233.54	\$241.93
Went Pending (Year to Date)	2014	2015	2016	2017	2018
Listing Units (Went Pending)	74	62	81	56	55
Median List Price	\$322,200.00	\$329,900.00	\$350,000.00	\$377,400.00	\$399,900.00
Median List \$ / SqFt	\$201.56	\$200.58	\$199.72	\$236.95	\$234.15
Median Days to Offer	14	11	15	6	7
Listed & Price Changed (Year to Date)	2014	2015	2016	2017	2018
Listing Units (Price Changed)	27	16	15	8	12
Median Original List Price	\$335,000.00	\$377,400.00	\$359,900.00	\$482,400.00	\$362,450.00
Median Original List \$ / SqFt	\$216.58	\$211.70	\$249.94	\$214.32	\$242.96
Sold (Year to Date)	2014	2015	2016	2017	2018
Closed Units (Sold)	45	39	53	33	41
Median Days on Market	46	57	48	22	21
Median Days to Offer	11	13	14	10	13
Median Sale Price	\$325,000.00	\$314,900.00	\$325,900.00	\$355,000.00	\$406,000.00
Median Sale \$ / SqFt	\$196.35	\$186.13	\$199.95	\$240.89	\$228.10
Median List Price	\$324,900.00	\$314,900.00	\$329,900.00	\$349,900.00	\$399,900.00
Median List \$ / SqFt	\$198.55	\$189.95	\$203.20	\$234.09	\$226.03
Median Original List Price	\$324,900.00	\$326,000.00	\$339,900.00	\$358,900.00	\$399,900.00
Median Original List \$ / SqFt	\$201.56	\$195.19	\$210.40	\$234.09	\$226.03
Median Sale Price as % of List Price	99.05%	98.13%	99.32%	99.77%	100.03%
Median Sale Price as % of Original List Price	98.96%	97.57%	98.31%	98.75%	100%
Median Sale Price as % of Assessed Price	N/A	N/A	113.23%	N/A	N/A
Sold Units - Short Sale	1	1	0	1	1
Sold Units - Lender-Owned	1	0	0	1	1
12-Month Activity as of June 18	2014	2015	2016	2017	2018
Units Listed	150	132	161	129	116
Units Price Changed	46	38	52	21	28
Units Went Pending	141	119	149	124	121
Units Sold	128	114	131	114	127

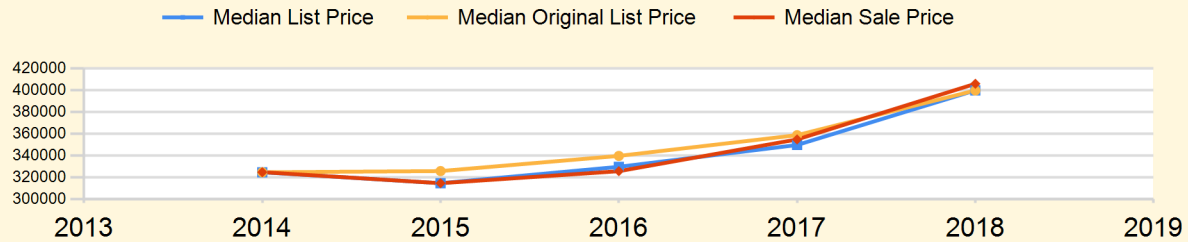
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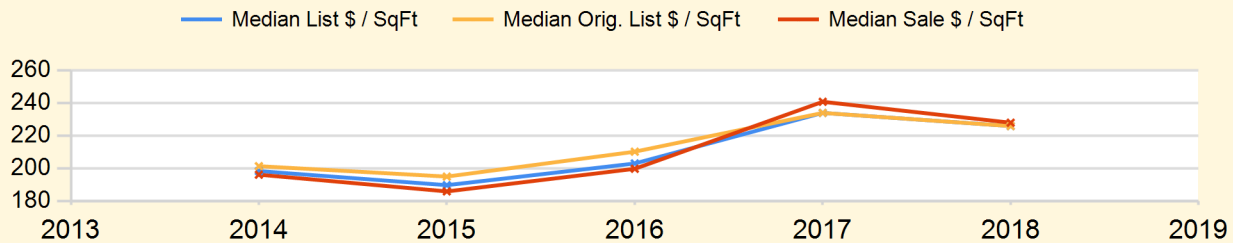
Single Family

Median Price (Sold Inventory - Year to Date)



Solds / Year	2014	2015	2016	2017	2018
List Price	\$324,900.00	\$314,900.00	\$329,900.00	\$349,900.00	\$399,900.00
Original List Price	\$324,900.00	\$326,000.00	\$339,900.00	\$358,900.00	\$399,900.00
Sale Price	\$325,000.00	\$314,900.00	\$325,900.00	\$355,000.00	\$406,000.00

Median Price / SqFt (Sold Inventory - Year to Date)



Solds / Year	2014	2015	2016	2017	2018
List \$ / SqFt	\$198.55	\$189.95	\$203.20	\$234.09	\$226.03
Orig. List \$ / SqFt	\$201.56	\$195.19	\$210.40	\$234.09	\$226.03
Sale \$ / SqFt	\$196.35	\$186.13	\$199.95	\$240.89	\$228.10

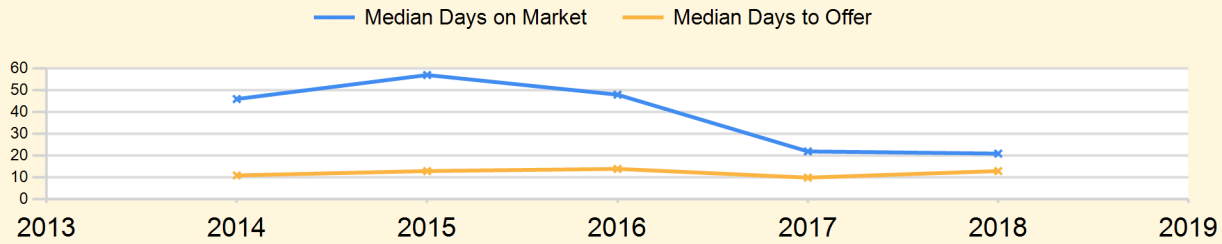
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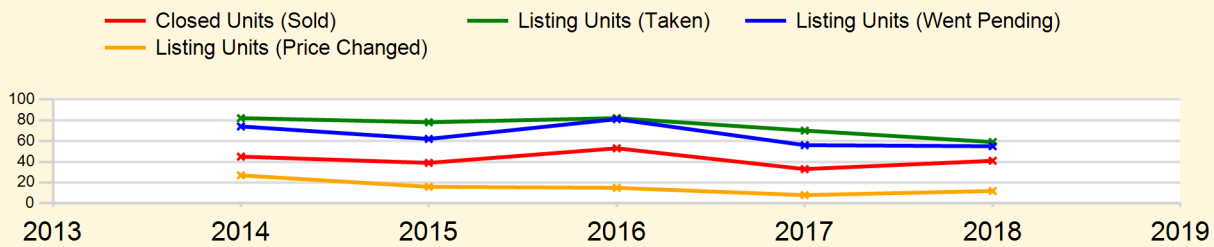
Single Family

Median Days to Offer (Sold Inventory - Year to Date)



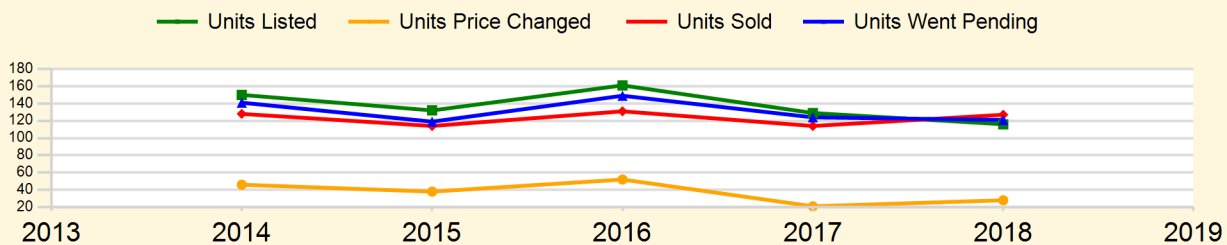
Solds / Year	2014	2015	2016	2017	2018
Days on Market	46	57	48	22	21
Days to Offer	11	13	14	10	13

Listing Units (Year to Date)



Category / Year	2014	2015	2016	2017	2018
Units Sold	45	39	53	33	41
Units Price Changed	27	16	15	8	12
Units Taken	82	78	82	70	59
Units Went Pending	74	62	81	56	55

12 Months Activity



Category / Year	2014	2015	2016	2017	2018
Units Listed	150	132	161	129	116
Units Price Changed	46	38	52	21	28
Units Sold	128	114	131	114	127
Units Went Pending	141	119	149	124	121